

THURSTON COUNTY

OLYMPIA, WASH

APR 3 3 58 PM '75

LAKE LAWRENCE COMMUNITY CLUB

Protective Covenants

In order to preserve the natural beauty of Lake Lawrence and to provide for the control of structures to be erected thereon, improvements to be made thereon, and the use thereof in general, the following restrictions are hereby declared to be covenants running with the land and binding upon future owners and lessees, their heirs, successors and assigns, and subject to which covenants the following described property shall be owned, used, occupied and developed:

The Plat of Lake Lawrence West Unit 2, Thurston County, Washington.

And said restrictions and covenants are as follows:

1.

All lots and improvements shall be used for residential purposes only.

2.

No lot shall be further divided and no structures shall be permitted on any lot except one single-family dwelling.

3.

No fences, hedges or boundary walls shall be planted or constructed more than six feet in height and in areas where, in the opinion of the Control Committee, such fences, hedges, boundary walls or plantings would interfere with the view of adjacent lots in said plat, they may be limited to a lesser height as specified by the Control Committee. Plans for all fences, hedges, boundary walls and tree plantings shall be submitted to the Control Committee for approval prior to planting or construction; provided that if the Control Committee fails to give notice within thirty (30) days following submission of the plan, the plan shall be deemed acceptable, and no residence shall be located closer than fifteen (15) feet to any property line except with the prior approval of said Control Committee.

4.

No individual sewage disposal system will be permitted on any lot unless such system is designed, located and constructed in accordance with the legal regulations, laws and ordinances of Thurston County and the State of Washington. On waterfront lots no drainfield or other potential source of pollution shall be constructed or maintained in the area between the water and the drainfield setback line.

5.

No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No animals or livestock of any kind shall be raised, bred or kept on any lot except that household pets such as cats and dogs may be kept, but not for any commercial purpose. Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.

No lot shall be used or maintained as a dumping ground for rubbish; trash, garbage or other waste shall not be kept except in sanitary containers; no debris, old cars or machinery or lumber and building materials shall be stored on any lot except that supplies and machinery currently being used in the construction of any approved dwelling may be stored in a neat and workmanlike manner during construction of said dwelling. All building materials and debris shall be cleaned up and removed from the lot within thirty (30) days following the completion of a dwelling.

No lot shall be kept in a condition that, in the opinion of the Control Committee, constitutes an annoyance or nuisance to the neighborhood or detracts from the general appearance of the area.

6.

Water will be made available in street water mains in streets adjacent to all lots and will be available to each lot at the regular established rates. The water system will be owned and operated by Lee Edwards Water Co. State laws governing water systems will be complied with relative to potable domestic supply.

7.

All mobile homes, residences and/or buildings in Lake Lawrence West Unit II must conform to the specifications of the most recent revisions of the State of Washington Electrical Code and the Uniform Building Code in force at the commencement of construction.

8.

Each single-family mobile home shall contain a minimum of four hundred eighty (480) square feet, exclusive of garages, covered carports, sheds or other appurtenances or outbuildings, unless it is a residence other than a mobile home which requires a minimum square footage of six hundred (600) square feet, exclusive of the above-mentioned items.

9.

Permanent mobile homes shall be properly skirted, eliminating view of wheels, tongue or other similar appurtenances. No oil tanks, drums or structures to hold such items shall be permitted to be placed in such a manner as to be seen on Lake Lawrence West Unit II.

10.

Mobile homes on residential lots shall be permanent residences. The Architectural Control Committee may, upon application, grant exemptions from this requirement to applicants who establish, to the satisfaction of the Architectural Control Committee, that the mobile home desired by them is aesthetically as appealing, is suited to climatic conditions, and is compatible with the overall character of Lake Lawrence West Unit II.

11.

No mobile home or other residence shall be located on Lake Lawrence West Unit II until a plan showing the location of the permanent mobile home or residence and specifications shall have been submitted to and approved by the Architectural Control Committee of the Association.

In considering the locations, plans and specifications for any permanent mobile home or residence, the Committee shall take into account the following factors:

- (a) quality of workmanship and materials, including model and year;
- (b) harmony of external design and finish with the topography and with existing units and/or residences;
- (c) the effect which the proposed mobile home or structures will have on other mobile home or building sites and view therefrom; and
- (d) all other factors which the Committee may, in its sole discretion, deem to affect the desirability or suitability of the proposed mobile home, structure or alterations.

12.

Green belts and common areas will be dedicated to the Lake Lawrence Community Club. The Lake Lawrence Community Club shall regulate, administer and control all common and park areas, and no cutting of timber or removing of brush in such areas shall be permitted except with the prior approval in writing of the Control Committee of the Lake Lawrence Community Club.

13.

The use of firearms within said plat is prohibited.

14.

Travel trailers or campers may be used for limited vacations and holidays but shall not be permanently placed on the lots, except for limited periods with specific written authorization from the Control Committee.

15.

Lot clearing shall be limited to one-third (1/3) of the total lot area per year unless the area is immediately revegetated or built upon.

16.

No signs of any nature shall be allowed on lots in said subdivisions without prior approval of the Control Committee.

These covenants and each and every part thereof shall run with the land and shall be binding upon all parties and all persons claiming under them and having any interest in any of the above-described lands for a period of twenty-five (25) years from the date of these covenants, after which time these covenants shall automatically be extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners and contract purchasers of the lots is recorded, agreeing to modify or revoke these covenants in whole or in part.

Enforcement of these covenants shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant, either to restrain such violation or to recover damages therefor, and may be brought by any owner or contract purchaser damaged or by the **Lake Lawrence Community Club**.